



27 SHAWS PARK, HEXHAM,
NORTHUMBERLAND, NE46 3BJ



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Occupying an elevated setting, this substantial four-bedroom home has been thoughtfully designed to maximise the wonderful views across Hexham and out to the fells beyond. Level access leads directly to the principal living spaces, with further benefits including extensive basement storage and an integral double garage.

- Four bedrooms
- Versatile accommodation
- Garage and driveway parking
- Basement
- Low maintenance garden
- Exceptional far-reaching views
- No onward chain
- EPC rating C

GET IN TOUCH

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Description

The first floor forms the heart of the home, featuring an impressive reception hall/dining room that provides a superb, versatile space. A bright and spacious sitting room opens onto a balcony, creating a wonderful indoor-outdoor connection. The well-appointed kitchen/breakfast room offers ample space for everyday dining and practical family living. This level also includes a fourth bedroom and a convenient shower room, making it ideal for guests or a home office.

On the ground floor, the bedroom accommodation is thoughtfully arranged around an inner hallway. The principal bedroom benefits from an en-suite shower room, while two further well-proportioned bedrooms are served by a family bathroom.

In addition to its generous living spaces, the property also benefits from a double garage and a basement, providing excellent storage and practical flexibility. Externally, the landscaped gardens have been thoughtfully designed for ease of maintenance. A driveway to the front of the garage offers convenient off-road parking.



Location

Hexham is a charming and historic market town in Northumberland, renowned for its picturesque setting in the Tyne Valley and its excellent transport links. Steeped in history, the town is home to the beautiful Hexham Abbey, a vibrant marketplace, and a wide selection of independent shops, cafés, and restaurants.

The area offers a strong sense of community and is well-served by a range of local amenities including supermarkets, schools, and healthcare facilities. For outdoor enthusiasts, the surrounding countryside provides ample opportunities for walking, cycling, and exploring the nearby Northumberland National Park and Hadrian's Wall.

Hexham enjoys good connectivity, with regular rail services to Newcastle and Carlisle, and easy access to the A69, making it a convenient base for commuters and families alike.







Services

Mains electricity, gas, water and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

Charges

Northumberland County Council tax band F.

Referrals

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.

Wayleaves, Easements and Rights of Way

The property is sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Viewings

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham.

Free market appraisal

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

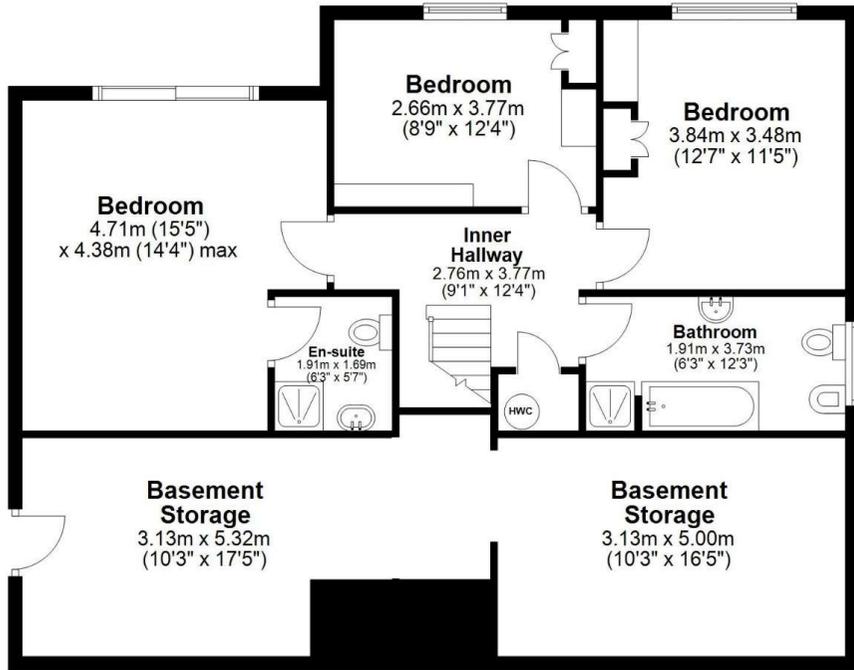






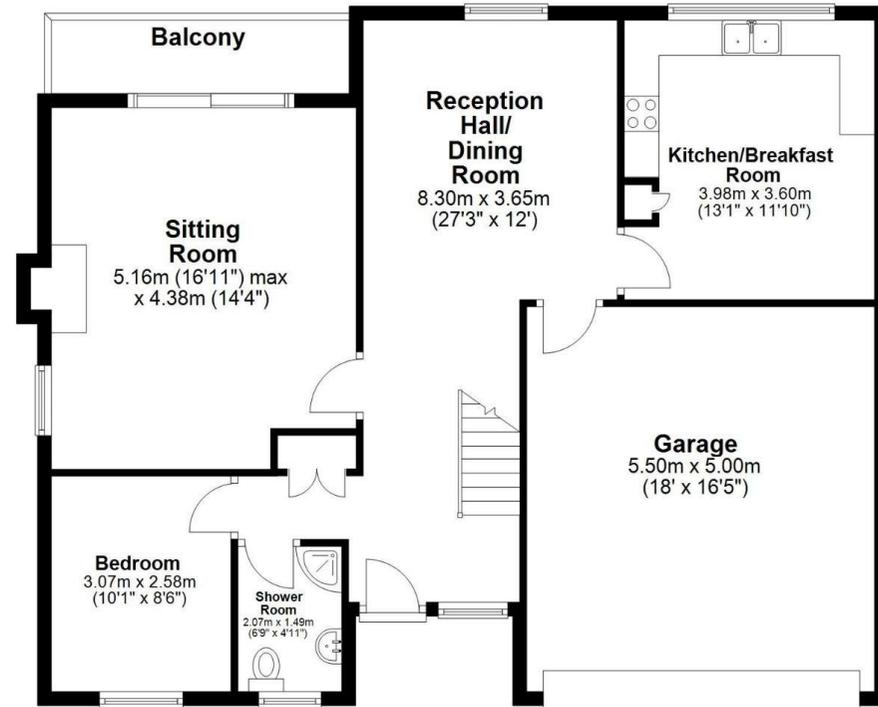
Ground Floor

Main area: approx. 63.4 sq. metres (682.6 sq. feet)
Plus basement, approx. 37.5 sq. metres (403.2 sq. feet)



First Floor

Approx. 104.3 sq. metres (1122.7 sq. feet)



Main area: Approx. 167.7 sq. metres (1805.4 sq. feet)
Plus basement, approx. 37.5 sq. metres (403.2 sq. feet)

27 Shaws Park, -

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